BOOK 11125 PAGE 312

This instrument prepared by:
John C. Hess, Attorney #02412
JOHN C. HESS, P.C.
105 Bonnabrook Drive, Suite 105
Hermitage, Tennessee 37076
(615) 316-0049

WARRANTY DEED

NEW OWNERS:
Smith Binkley Investments
303 Jacksonian Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
Smith Binkley Investments
P.O. Box 817
Hermitage, TN 37076

MAP 75-13
PARCEL 160

For and in consideration of the sum of seventy-two thousand five hundred one dollars ($72,501.00), Ruby Belle Lannom, and by her attorney's in fact, Lucille Lannom Andrews and Melvin V. Andrews, Jr., have this day bargained and sold, and does hereby transfer and convey interest unto the said, Smith Binkley Investments, the grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hermitage Hills, Section I of record in Book 2900, Pages 48 and 49, Register's Office for said County.

Said Lot No 20 fronts 80 feet on the northeasterly side of Jacksonain Drive and runs back 150 feet on the northwesterly line, and 149.8 feet on the southeasterly line, to a deed line in the rear, measuring 80 feet thereon.

Being the same propery conveyed to Ruby Belle Lannom, unmarried, by deed from Billy B. Potts and wife, Lillian B Potts, by deed of record in Book 4178 Page 701, Register's Office for said County.

To have and to hold said real estate, with apprutenances, estate, title and interest thereto belonging to grantees their successors, heirs and assigns forever.

We convenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as hereafter listed: NONE.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs, and assigns, against the lawful claims of all persons.

Witness our signatures this 18th day of Sept, 1998.

0491535
IDENTIF. & REFERENCE

SEP 24 PM 2:01
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

Ruby Belle Lannom

BY Lucille Lannom Andrews
Lucille Lannom Andrews, Attorney-in-Fact

BY Melvin V. Andrews Jr. P.O.A.
Melvin V. Andrews, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary E. Binkley, a Notary Public in and for said County and State, Ruby Belle Lannom, Lucille Lannom Andrews and Melvin V. Andrews, Jr., the within named bargainors, with whom I am personally acquainted, or who proved themselves to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose contained therein.

MTV 09/24/0101 03:28:15 279.25

Witness my hand and official seal at Nashville this 18th day of September, 1998.

Mary E. Binkley
NOTARY PUBLIC

My Commission Expires: 11-25-2000

The actual consideration or value whichever is greater, for this transfer is $72,501.00.

Sworn to subscribed before me this the 18th day of Sept., 1998.

Mary E. Binkley
NOTARY PUBLIC

My Commission Expires: 11-25-2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 72501.00
CON TX 268.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 279.25
CHECK 279.25

09/24/98 01 14:04 0001 4710

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

049535
IDENTIF. ↑ REFERENCE

98 SEP 24 PM 2:01
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1350052